



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY - DECEMBER 1, 2014 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Roll call - Approval of the October 27, 2014 minutes - Approval of the Agenda.

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

A.

DATE: November 24, 2014
ADDRESSES: 1901-03 Dodier/3015 N. 19th
ITEM: Preliminary Review of Demolition: a two-story alley house
JURISDICTION: Murphy-Blair National Register Historic District — Ward 3
STAFF: Betsy Bradley, Cultural Resources Office



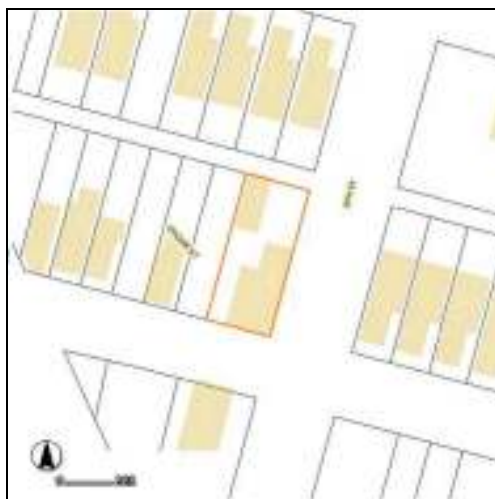
REAR BUILDING AT 1901-03 DODIER

OWNER AND APPLICANT:

Starlight Missionary Baptist Church

RECOMMENDATION:

That the Preservation Board withholds approval of demolition as the main portion of the building remains sound and request the owner to explore the possibility of a partial demolition.



BACKGROUND:

The Starlight Missionary Baptist Church applied for a demolition permit for the alley building on its property in 2009; the Director of the Cultural Resources Office denied the permit. At its May 27, 2009 meeting, the Preservation Board upheld the Director's denial of the demolition permit. As the church wished to again pursue demolition of the building, the Director advised the church to initiate consideration of demolition through a Preliminary Review application.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. **Redevelopment Plans.** Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.
Not applicable.
- B. **Architectural Quality.** Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved

by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The two-story alley house is classified as “Merit” under the ordinance due to the rarity and importance of the Flounder building type.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

The Starlight Missionary Baptist Church applied for a demolition permit in 2009 for this building after a portion of the brick wall and adjacent porch on the sound end of the building collapsed.

This two-story brick flounder appears to have been built in three sections. Inspections of the building in 2009 and in November 2014 by the Cultural Resources Office staff both note that the south end of the building appears to be an addition to the northern two-thirds of the building. The damage is confined to this south portion and the larger block of the building is sound. This situation raises the question of partial demolition as a solution to retaining the northern two-thirds of the flounder.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not applicable.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

The immediate vicinity of this property has changed both for the better since 2009. Several new residences have been erected on the adjacent block, east of N. 19th Street, and north, across the alley. The residence at the west end of the block on Dodier has been demolished. The applicant states that the building cannot be kept boarded and secured as persons take refuge in it.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

Other than the new construction on the block to the east, few rehabilitation projects have been completed in the northern portion of the Murphy-Blair historic district. The alley flounder stands partially behind the front building on the property and the parcel cannot be subdivided, allowing the church to sell the residential portion of its property. Although state and/or federal historic tax credits would be available to help fund a rehabilitation project, the owner is not in a position to undertake such a project.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

The applicant has submitted evidence of a limited operating fund and limited means for repairing or demolishing the property, as well as two estimates for a basic rehabilitation of the building, that will be shared with the Preservation Board members at the meeting. The Third Ward Alderman has requested that the property be placed on the City demolition list as a means to accomplish the demolition.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The alley flounder is highly visible from the street, and the loss of any flounder has an impact on the diversity of building types in the City.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

Not applicable.

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable.

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- The two-story brick flounder placed at the alley is a Merit building in the Murphy Blair National Register Historic District. The flounder is one of a relatively small number of remaining vernacular buildings of this type.
- The condition of the flounder includes a limited collapse at the south end, a condition that has existed since 2009, verifying that a majority of the building is sound.
- The flounder is partially behind the main building on the property occupied by the Starlight Missionary Baptist Church and cannot be separated from it on its own lot and sold.
- The church is not in a position to undertake a rehabilitation project, for which it has provided two estimates.
- The Church has submitted evidence of limited operating funds and the inability to repair or demolish the building.
- The Third Ward Alderman has requested that the flounder be placed on the City's demolition list.
- While the demolition review criteria support the preservation of sound Merit buildings, and the prospect of partial demolition of the southern third and stabilization of the northern two-thirds should be evaluated.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board withhold approval of demolition, as the main portion of the building remains sound, and request that the owner explore the possibility of partial demolition.



CONDITION IN 2009



CONDITION IN 2014



EAST WALL



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: November 24, 2014
ADDRESS: 2413 South 10th Street
ITEM: Preliminary Review to construct a single family house with detached garage
JURISDICTION: Soulard Certified Local Historic District — Ward 7
STAFF: Bob Bettis, Cultural Resources Office



2413 SOUTH 10TH

OWNER:

Garret Robinson

ARCHITECT:

The Building Pros

RECOMMENDATION:

That the Preservation Board grant preliminary approval for the proposed new construction with the stipulation that final plans and design details will be approved by the Cultural Resources Office for compliance with the district standards.



RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, the Soulard Historic District:

ARTICLE 3: NEW BUILDINGS

301 PUBLIC AND SEMI-PUBLIC FACADES OF NEW CONSTRUCTION

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

Complies. The applicant has provided an appropriate Model Example for the proposed new construction.

301.1 Site

A site plan shall describe the following:

Alignment

New buildings shall have their Public Facade parallel to the Public Façade of the adjacent buildings.

Complies. The Public Façade is parallel to buildings on 10th Street.

If a new building is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street.

Not applicable.

If a new building is to be located on a block which is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

Not applicable.

Setback

New buildings shall have the same setback as adjacent buildings.

Complies. The building will match the setbacks of the adjacent historic buildings.

If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street.

Not applicable.

If a new building is to be located on a block which is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used.

Not applicable.

Setback may be based on a Model Example.

Not applicable.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The mass of the proposed building is similar to adjacent buildings.

301.3 Scale

Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window).

A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.

Complies. The scale of the building is appropriate.

If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street. If the new building is on a block which is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.

Not applicable.

Comment: Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building; to the crown molding on a building with a mansard; to the roof ridge on a building with a sloping roof.

When several buildings, or a long building containing several units, are constructed on a sloping street, the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

Not applicable.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Complies. The proportions of the proposed building are comparable to those of adjacent residential buildings

301.5 Ratio of Solid to Void

The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.

The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.

Complies.

The height of a window in the Public Facade shall be between twice and three times the width.

Complies

The ratio of solid to void may be based on a Model Example.

Not applicable.

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Soulard Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Soulard Historic District is red or orange with only minor variations in coloration.

Complies. The front façade will be brick. The brick will return on the façade at least the distance to the neighboring house—some four to six feet. The brick will return on the north façade nine feet. To address the fact that the house to the north has an entry door that is set back and causes the north elevation of the new construction to have a greater visual impact from the street. Brick colored Hardi-Board will be used on the remainder of the elevation to minimize the appearance of the change of material from the street.

Stone common to the Soulard Historic District.

Scored stucco and sandstone.

4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

For foundations:

Stone, new or reused, which matches that used in the Soulard Historic District;

Cast-in-place concrete with a stone veneer; or

Cast-in-place concrete, painted.

Finished façade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies. The foundation will be cast-in-place concrete with a stone veneer.

Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

302 PRIVATE FACADES OF NEW CONSTRUCTION

Materials at private Facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

Complies.

402.1 Retaining Walls on Public Facades

New and reconstructed retaining walls shall be based on a Model Example.

Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.

The following types of retaining walls are prohibited on Public Facades:

- A. Railroad ties;
- B. Landscape timbers;
- C. Concrete block of any type;
- D. Exposed cast-in-place or precast concrete;

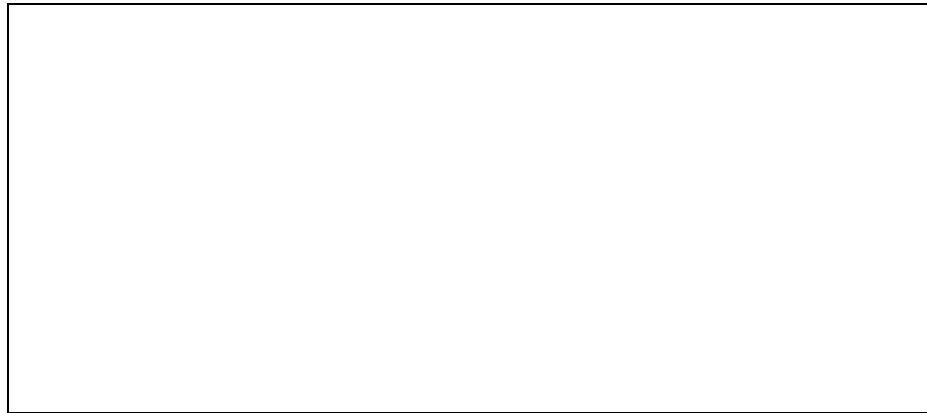
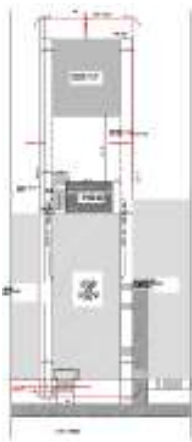
Not applicable

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new construction in the Soulard Historic District led to these preliminary findings:

- 2413 South 10th St. is located in the Soulard Neighborhood Local Historic District.
- The applicant has provided an appropriate Model Example for the proposed new construction.
- The mass, scale, proportions, ratio of solid-to-void, façade materials and roof type all comply with the Soulard Historic District standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the stipulation that final plans and design details will be approved by the Cultural Resources Office for compliance with the district standards.



PROPOSED SITE PLAN



PROPOSED 10th ST Façade



MODEL EXAMPLE



PROPOSED NORTH FACADE



PROPOSED SOUTH ELEVATION



REAR ELEVATION



STREETSCAPE VIEW



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: November 24, 2014
Address: 1720 Carroll Street
ITEM: Preliminary Review Application to revised details of a one-story side porch previously granted Preliminary Approval by the Preservation Board
JURISDICTION: Lafayette Square Local Historic District — Ward 7
STAFF: Jan Cameron, Cultural Resources Office



1720 CARROLL STREET UNDER CONSTRUCTION

OWNER/APPLICANT:

Lori Light

Architect:

Jeff Day & Associates

RECOMMENDATION:

That the Preservation Board withhold preliminary approval as the proposed revisions do not comply with the Lafayette Square Historic District Standards nor with the Preliminary Approval previously granted by the Board.



CURRENT WORK:

The development on the south side of Carroll Street, in the Lafayette Square Historic District, received preliminary approval from the Preservation Board on June 26, 2011. This new single-family house is the fifth to be constructed, following the same design. The prospective homeowners acquired lots 5 and 6; lot 6 will become a side yard. The owners wished to have large side porch — both wider and deeper than most historic porches — to access the side yard. After much searching, they were able to find a Historic Model Example (HME): an elaborate wood porch on Benton Place of unusual style that had heavy turned posts, highly decorative handrails and a spindled frieze. In June 2014, the developer, on behalf of the new owner, requested The Board to approve the porch as an addendum to the original project, and the Preservation Board agreed. The owner is now requesting to be allowed to alter the design of the porch which will then be substantially different from the HME.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL EXAMPLE

303.1 Historic Model Example

In order to be consistent with the historic character of the district, each new residential building shall be based on a Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

Does not comply. While the original development received preliminary approval prior to the adoption of revised Lafayette Square standards, the developer voluntarily agreed to follow the pending standards and submitted a Historic Model Example for his design. This HME did not have a side porch.

At the request of the developer on behalf of the property owners, who desired a wide porch to access their side yard, the Preservation Board later granted Preliminary Approval for a porch to be constructed, providing that it was based it upon an HME porch presented at the meeting. The HME is a porch on Benton Place that is unusually deep. While from the street, it appears to be approximately 6-feet in depth (as is typical of historic porches) it deepens to approximately 10-feet at the rear. The Board allowed an exception for the porch, provided it followed the details of the HME, including posts, rail and spindled frieze.

The owner, concerned with maintenance issues, now wishes to fabricate the handrail (in approximately the same design) in metal. The Cultural Resources Office has not received details of the proposed rail, but presumably it would appear less substantial and have a flatter, less three-dimensional quality than the wood railing of the HME.

The owner also is asking to delete the spindled frieze from the plans and install only simple brackets at each post. The frieze is a character-defining feature of the HME porch and will be prominently visible from Carroll Street above the privacy fence proposed to be constructed.

With no frieze, the scale of the porch and roof visually expand and their uncharacteristic depth is more apparent.

PRELIMINARY FINDINGS AND CONCLUSIONS:

The Cultural Resource Office's consideration of the criteria for new construction in the Lafayette Square historic district standards led to these preliminary findings:

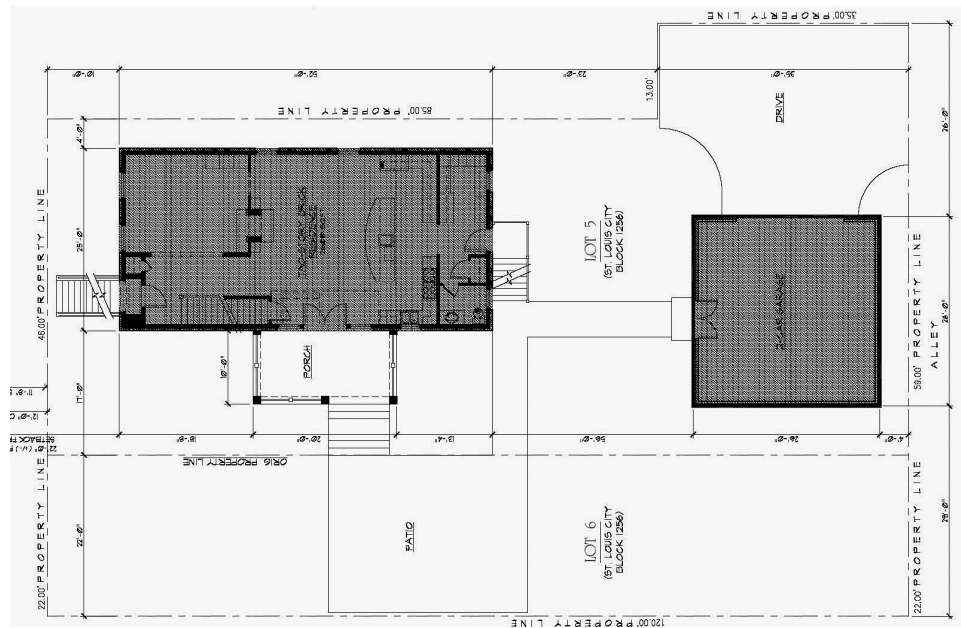
- 1720 Carroll Street is located in the Lafayette Square Local Historic District.
- The Lafayette Square standards require — for both buildings and appendages — that new construction follows a Historic Model Example. The HME for this building design does not have a side porch, but the Board accepted the addition because the proposed porch was based on its own HME, a porch on Benton Place.
- The owner is concerned about maintenance and wishes to replace the decorative spindled frieze with simple brackets and to replicate the design of the handrail in metal. The changes will be a significant departure from the HME.
- The changes will have a significant impact on the design of the porch and because of these deviations the Benton Place porch can no longer be considered an HME for this design.

RECOMMENDATION:

Based on the Preliminary findings, the Cultural Resources Office recommends that based upon its previous determination, the Preservation Board, should withhold preliminary approval of the project as it does not comply with the Lafayette Square Historic District Standards nor with the Preliminary Approval previously granted by the Board.



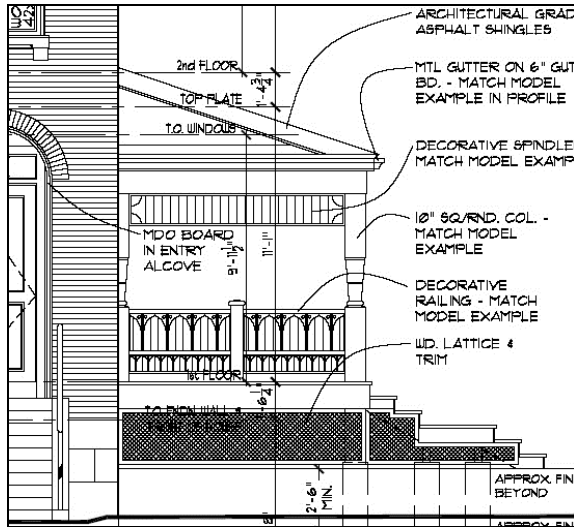
STREET VIEW SHOWING AMOUNT OF PORCH TO BE VISIBLE OVER PROPOSED FENCE



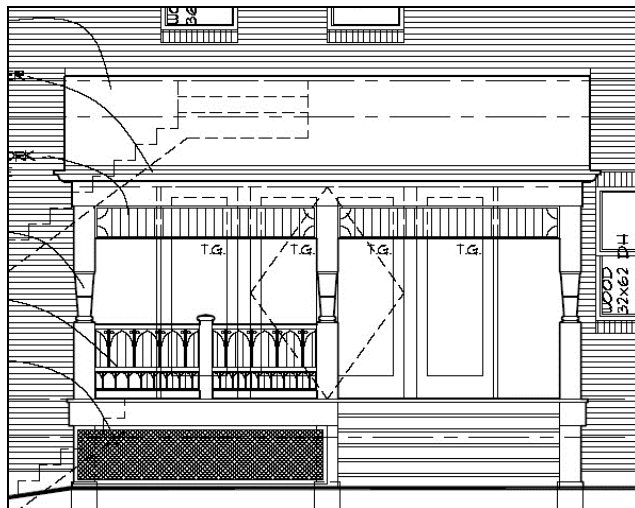
SITE PLAN (CARROLL STREET AT LEFT)



HME FOR PORCH SHOWING HANDRAIL AND FRIEZE



FRONT ELEVATION DRAWINGS



WEST ELEVATION SHOWING PORCH AND DOUBLE-LEAF ENTRY



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: November 24, 2014
ADDRESS: 4167 McRee Avenue
ITEM: Resubmitted Preliminary Review of two-story, single-family house
JURISDICTION: North I-44 Certified Local Historic District — Ward 17
STAFF: Betsy Bradley, Cultural Resources Office



4167 MCREE

OWNER/APPLICANT:

Botanical Heights Homes, LLC

RECOMMENDATION:

That the Preservation Board withhold preliminary approval and direct the applicant to propose compliant materials and address the building's roof shape so that a building permit application could be approved.



THE PROJECT

The applicant has applied for a building permit application to construct a detached two-story, single-family house in the North I-44 Local Historic District. The Preservation Board withheld preliminary approval of the project at its October 2014 meeting until the applicant addresses the exterior materials, setback line and single slope roof.

RELEVANT LEGISLATION:

Excerpt from Ordinance #60370, North I-44 Local Historic District Use, Construction and Restoration Standards:

1. Exterior Materials:

Exterior Materials shall be generally consistent over the entire block face and shall be limited to materials that were originally used to construct residences in the neighborhood. Such materials may be integral with the buildings structure, a surface or enclosure, or an ornament on the building. The dominant facade material over the entire area is red brick. There are very few buildings with stone facades, some yellow brick buildings, and a few wood frame structures.

New construction shall be of exterior materials similar to those already in use on the street, such as brick, wood trim, and glass. Any additions or alterations to primary facades or to prominently-visible secondary facades shall conform to the historic character of the building. The use of imitation, artificial or simulated exterior materials is prohibited, except when such materials serve to replicate original architectural elements which have been lost or destroyed.

APPROVED: Brick
 Glass
 Aluminum or steel gutters (color-clad and complementary to the building)
 Stone
 Wood (for unenclosed rear porches, decorative trim surrounding windows and doors, and replacement of original wood treatment)(Painted or stained with opaque stain)...

PROHIBITED: Permastone
 Stucco
 Aluminum or T-111 Siding
 Expanded metal screens
 Raw aluminum or galvanized steel
 Porcelainized metal panels...

a. Color:

There shall be no painting of unpainted masonry buildings. Previously painted buildings, if changed, must be either chemically cleaned or repainted a brick red color.

The range of colors used on facades should unify the area while emphasizing the distinct qualities of each building. The dominant color applied to the building shall be a background somewhat neutral in color, and shall approach the value and intensity of natural materials, such as brick and stone. Brighter complementary colors shall be limited to the trim.

Brick complies. A dark red brick is proposed for approximately one half of the front façade. The district standards emphasize the dominance of red brick and new construction of exterior materials similar to those in use refers to the red brick. The color section states that colors used on façades should unify the area and the dominant color applied to the building shall be a background somewhat neutral in color.

Cementboard siding does not comply. The material has been accepted as a substitute for wood siding, although it appears in a much larger extent than suggested by the standards. Lapped cementboard with a four-inch reveal will clad approximately one-half of the front façade and the street-facing portion of the side wing. The material is proposed in two colors, a very dark gray, comparable in saturation of color to the red brick, for the walls on all facades that are not brick. A light color, “Rainwashed” in the green palette of Sherwin Williams, will be the color the lapped siding that sheathes the top portion of the façade. These colors do not “unify the area” as the standards require.

In summary, the use of materials on the street-facing façade has not changed. The extent of cementboard siding has not been altered and significantly exceed the use of wood as discreet features as the standards allow. The dark gray color will now be dominant on the highly visible east façade.

2. Height and Location:

a. Height:

On blocks where buildings are generally the same height, new or renovated residential structures are to be within 15% of the average height of existing buildings on the block. Commercial structures may be one-story in height. On blocks with varying heights, new or renovated residential buildings shall fit within the overall pattern of the block.

Complies. The height of the building is taller than the residence to the west, although the change from brick to siding occurs at a point comparable to the height of the roof of that building. The height of the single-pitch roof is comparable to that of the gable roof of the residence to the east.

b. Location, spacing, width and setback:

Location and spacing of new residential buildings shall be consistent with existing patterns on the block and the width of such buildings shall be consistent with existing building widths. If there is an existing uniform setback for residences on the block, new buildings shall maintain that setback. Commercial structures may adhere to additional setbacks, if necessary, in order to provide parking for their business use.

Width complies. The proposed house has a wider than usual footprint for a single-family dwelling but its width is within the common dimensions of the multi-family units nearby. The visual effect of this is minimized to some extent by the positioning of the side wing behind the main block, flush with the wall behind the recessed porch.

Setback complies. The house has been placed further back on the lot so the main façade rises in the same plane as the adjacent house on the west.

Spacing does not comply. The extensive side yard adjacent to the side yard of the house to the east reduces the relationship of the set-back position with that property, with which it is aligned. The spacing of the houses with wide side yards disrupts the pattern of closely-spaced residences.

3. Details:

- a. Original details, such as cornices, roof brackets, etc., shall be maintained, repaired or replaced as close to the original features as possible. Architectural details on new structures shall be compatible with details on existing buildings in terms of design, materials and scale.

Does not comply. The proposed contemporary design does not include any details that are compatible or existing buildings. The form and articulation of the recessed porch, rooftop deck open to the front façade, and termination of the single-pitch roof visible on the east side are elements of the contemporary design that are not found in historic buildings in the district.

- b. Primary (front) doors must be of wood. If modern storm doors are used, they must be of color-clad material and full-light. Flush doors are prohibited. Flush doors with novelty treatments are also prohibited.

Does not comply as the applicant proposes to use steel Thermatru doors as it has done on other properties in the historic district.

- c. On each elevation, window patterns shall reflect the original configuration. Windows, as well as doors and other openings on both new and renovated structures shall be in the same horizontal and vertical size and style as in the original buildings in the area. Both new and replacement windows shall be limited to wood or color-finished metal. Raw or uncolored aluminum is prohibited for storm windows or prime replacement windows. If used, storm windows must be mounted to or fit between the blind stops of the existing window.

Does not comply. Neither the fenestration pattern nor the size of most windows is comparable to windows in the historic residences in the district. Alignments with window openings of historic buildings are overshadowed by the varied shapes and sizes of the windows. The material of the windows is compliant, color-finished aluminum-clad wood.

- e. Roofs:

Any change to roof materials require a building permit. On blocks where a roof line and shape is dominant, new or renovated structures shall have the same roof shape and lines. On blocks where there are different roof shapes and designs, new or renovated structures shall have roof shapes and lines compatible with adjacent buildings. Materials for new or renovated roofs shall be compatible with the original materials in the neighborhood.

Does not comply. The single-pitch roof of the main portion of the façade is not a roof form or pitch found on the block. Flat roofs predominate on the block; the adjacent building has a more steeply-pitched gable roof. The roof material will be architectural shingles in a dark grey color.

4. Site Improvements:

a. Walls and Fences:

1. Residential:

Materials and construction of new or renovated fences, when visible from the street, shall be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Unpainted chain link and wire fabric are prohibited. If used it is required that such materials be painted or coated in black, dark green or some other appropriate color. Height and fences shall not exceed 6 feet in the rear yard, 42 inches at the building line. Fences are prohibited in front of the building line. A side yard fence on a corner lot may not extend beyond the face of the main wall of the building, or in front of the building line of the interior lots of the cross street, whichever is least restrictive.

A wood privacy fence is proposed to enclose the side yard east of the house and to close the gangway west of the house.

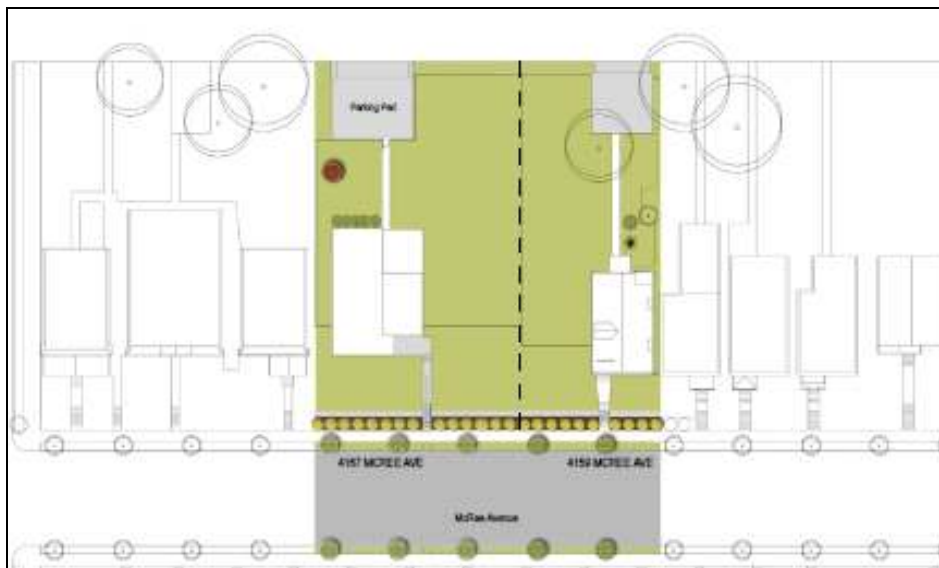
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new residential construction in the North-I44 Historic District Standards led to these preliminary findings:

- The proposed site for construction, 4167 McRee, is located in the North I-44 Local Historic District. The design is proposed for only this location.
- The applicant intends to construct one multi-story house in a contemporary design on a large property with a wide side yard on the east side.
- Changes to the proposal since last reviewed by the Preservation Board include positioning the house as recommended to have the same setback as the house to the west and more use of gray cementboard siding on the elevations of the house not facing the street.
- A dark red brick, the dominant material in the district, is proposed for half of the street-facing portion of the house. This material complies with the district standards. No changes have been made in the use of red brick.
- The proportion of cementboard siding, comprising the other half of the façade, is considerably more than the standards suggest that wood be used in the district. The front and highly-visible east side of the proposed house will present a considerable amount of cementboard siding. This material does not comply with the district standards. Neither does the more extensive use of a dark gray nor the use of a large extent of a color of a light green not generally used as an exterior color in the district bring the color palette into compliance with the standards as “unifying the area.” The extent of the use of the cementboard siding has not been reduced.
- The contemporary design of the building does not comply with most of the other standards for new construction and does not meet a “first glance” visual compatibility test that the standards were worded to afford. The standards do not address the desirability of contemporary design and certainly the new buildings erected in the district have reinvented the porch, used small areas of accent materials and colors, and have expanded the notion of visual compatibility.

- The consideration of visual compatibility and the Preservation Board's adherence to approvable materials on new construction in this district highlight the importance of materials and color.
- The one standard that the house could more closely comply with is the use of red brick and thereby noticeably improve visual compatibility and compliance with the materials standard. The more extensive use of red brick on the façade and the always highly-visible east façade would make the building considerably more compatible in the streetscape, the understood goal of the more specific standards for new construction.
- One change to the proposal allows it to meet more of the standards for new construction: setback.
- There may be a revised design presented at the Preservation Board meeting proposed just as the agenda was issued.

Based on the preliminary findings, the Cultural Resources Office recommends that the Preservation Board withhold preliminary approval and direct the applicant to propose compliant materials and colors, and address the shape of the roof, as requested by the Preservation Board at its October 2014 meeting.



SITE PLAN SHOWING BLOCK SETBACKS AND REVISED PLACEMENT OF THE HOUSE



PROPOSED CONSTRUCTION IN PORTION OF BLOCKFRONT



FRONT ELEVATION



EXPOSED VISIBLE EAST ELEVATION



WEST ELEVATION



REAR ELEVATION



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: November 24, 2014
ADDRESS: 4055 Flora Place
ITEM: New Application to retain landscape retaining walls
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



4055 FLORA PL.

OWNER:

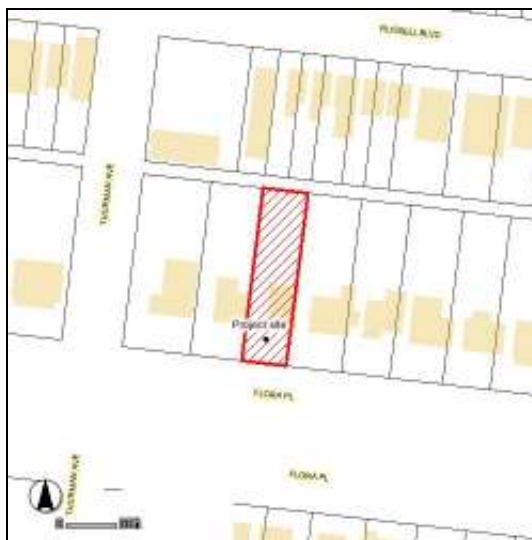
Julia Auch & James L. Weidlich

APPLICANT:

Julia Auch

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the retaining walls do not comply with the Shaw Historic District Standards.



THE CURRENT WORK:

The applicant has a building permit application to retain concrete block retaining walls in front of the building at 4055 Flora Place. The applicant started the lower retaining wall without a permit and when a Stop Work Order was placed, applied for a permit. The application was denied as the retaining walls did not meet the Shaw historic district standards. The owner appealed the denial. Representatives of the Shaw Neighborhood Improvement Association had indicated to the staff that they had contacted the owner, who had agreed to remove the walls or lower them to a curbing height. However, it appears the owner was not in fact willing to change her plans, and completed most of the walls. As the time for appeal has expired, the application is being brought before the Board as a new application.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

Residential Appearance and Use Standards

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Does not comply. The retaining walls are located in front of the building line. The walls are highly visible from the street and are concrete block, which is not an approved material under the standards.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Shaw Neighborhood District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 4055 Flora Place is located in the Shaw Neighborhood Local Historic District.
- The retaining wall was initially started without a permit. During the construction process, the owner was informed that a permit was needed and made an application for the permit. The current walls were installed without approval by the Cultural Resources Office.
- The retaining walls are in front of the building line on Flora Place
- The walls are highly visible and constructed of decorative concrete blocks, which are not an acceptable material under the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Shaw Neighborhood Local Historic District standards.



RETAINING WALLS ALONG SIDEWALK AND DRIVEWAY



DETAIL OF "HORSESHOE" RETAINING WALL AROUND TREE



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: November 24, 2014
ADDRESSES: 1021 S. Grand Boulevard
ITEM: Appeal of Director's Denial: demolition of one industrial building
JURISDICTION: Preservation Review District — Ward 17
STAFF: Betsy Bradley, Cultural Resources Office



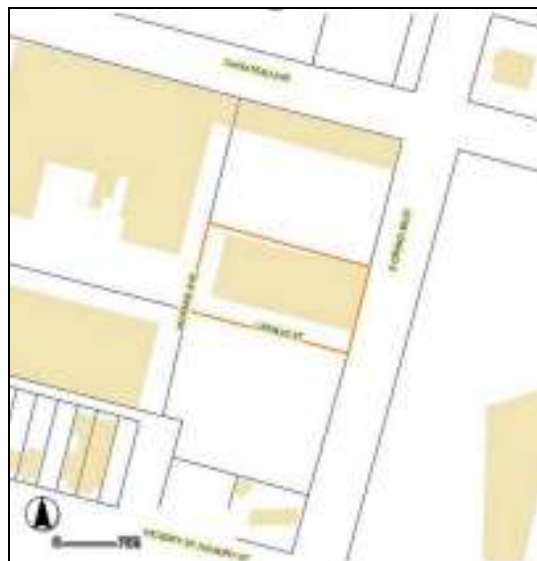
1021 S GRAND

OWNER AND APPLICANT:

Bill Rainen, MCO Investments LLC

RECOMMENDATION:

That the Preservation Board uphold the Director's denial unless it determines that the consideration of neighborhood effect and reuse potential warrants approval.



RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.
Not applicable.
- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The Missouri Belting Company Building at 1021 S. Grand is determined to be a qualifying building as no formal evaluation of its eligibility for listing in the National Register has been undertaken. Otto Wilhelmi designed the industrial building for the Missouri Belting Co., a manufacturer of industrial belting. Sanborn maps indicate that the company office and storeroom were located in the two-story portion below the 'belting shop' on the second floor. The rear portion, with two lighting monitors in the roof, was the "Currier Room" where hides were tanned and dressed. Two-story pilasters rise through the Grand Avenue

façade and divide it into formal bays; limestone capitals and a corbelled cornice terminate the façade. A classically-inspired entrance surround consists of brick pilasters supporting a limestone entablature. The one-story wing to the west has a pattern of pilasters and wide window openings on the south side similar to that of the façade.

The Missouri Belting building can't be considered with certainty to have architectural or historic significance. Every industrial company filled a niche in the market but does not necessarily have local historic significance in that economic sector. An argument for architectural significance sufficient for it to be listed on the National Register of Historic Places would need to be made within the context of industrial architecture. The building reflects the more formal architectural presence that industrial facilities had when located on a major thoroughfare such as S. Grand Boulevard. Architect Otto Wilhelmi used a restrained aesthetic favored by engineers for industrial buildings and then added a more formal entrance with classically-inspired elements. The building is handsome and suited to its purpose, and like many industrial buildings, one-of-a-kind but likely without significant uniqueness.

- C. Condition. The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.
1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

In terms of the ordinance, the building is sound.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not applicable.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.
2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

The neighborhood and reuse potential of this property are unusually affected by the nature of the neighborhood and the ownership of surrounding property.

The future redevelopment of the west side of S. Grand Boulevard south of Chouteau is uncertain. The Planning Commission, upon appeal of the Preservation Board's decision, approved demolition of the remaining Peveley building on February 2012, but instructed the Cultural Resources Office to refrain from approving the demolition permit until a building permit for the proposed Ambulatory Care facility was applied for. The demolition of the Peveley Dairy building for the construction of the Ambulatory Care facility seems to be less certain, yet it is likely that St. Louis University will construct new facilities on S. Grand Boulevard between the hospital and Chouteau.

The 1021 S. Grand parcel is surrounded by the extensive land holdings of St. Louis University. The reuse potential of the Missouri Belting Company building is affected by difficulties with access and parking. Motard Street, west of Grand, is truncated and serves only the southern portion of the Peveley Dairy property which historically surrounded the Missouri Belting Co. building. This building was erected at the edge of LaSalle Street, which has been vacated. As there is no vehicular access to the rear of the building, no parking on Grand Boulevard in the vicinity of the property, and minimal on-site parking, reuse potential is limited for any owner other than St. Louis University.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

The applicant asserts that the south side of the building, adjacent to the Peveley Ice Cream factory, was damaged at the time of the fire in March 2009. The loss of mortar and limited failure of brick noted in the Building Division condemnation of the property is on the south side of the building. There are indications of deferred maintenance. The owner has not submitted estimates for stabilization or rehabilitation of the building, or records of attempts to sell or lease the property.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The industrial nature of the block on the west side of South Grand between Hickory Street and Chouteau has been reduced significantly in an incremental manner during the last few years. The fire that destroyed the ice cream factory of the Peveley Dairy operation occurred in 2009. At the time, the Peveley Dairy complex was vacant. More recently a rehabilitation project was considered and the Dairy was listed in the National Register of Historic Places. The project did not go forward, and the property was sold. St. Louis University, the current owners of the most of the frontage on South Grand and

most of the rest of the block, demolished portions of the Pevely Complex in preparation for a new construction project that has not gone forward.

The corner Pevely Dairy building and the Missouri Belting Company building provide context for each other and suggest the extent of the historic industrial development that was evident on this block. The loss of the Missouri Belting on a block face that has diminished continuity and rhythm can be considered to be either not important due the changes that have already occurred, or as a remnant to be retained.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

- F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

1. The applicant has demonstrated site control by ownership or an option contract;

Not applicable.

- G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not applicable.

- H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- The Missouri Belting Co. building, designed by Otto Wilhelmi, is considered to be a qualifying building in terms of the Ordinance, one that might be eligible for listing in the National Register Historic District.
- The building, though showing damage that should be repaired at the west end of the south wall, is determined to be in Sound condition.

- Motard Street, west of Grand, was truncated and serves only the southern portion of the Pevely Dairy complex, which historically surrounded the Missouri Belting Co. building; the Pevely firm had traditionally afforded the owners of 1021 S. Grand access to the rear of the property across its property.
- The building covers a very high percentage of the parcel and has little access, as it stands adjacent to the vacated Motard and LaSalle Streets, the Grand Boulevard sidewalk, and the property line on the north.
- Consultation with the State Historic Preservation Office that includes a formal Determination of Eligibility of the Missouri Belting Co. Building would help determine if state and/or federal historic tax credits could be used to help finance a building rehabilitation.
- The applicant has not submitted records regarding attempts to sell or lease the building, or concerning stabilization and rehabilitation of the property.
- Ordinance #64639 states that the demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted. This property has unusual circumstances of neighborhood effect due to its location in the midst of an institution's landholdings and without usual street or alley access and very limited off-street parking, factors that affect its reuse potential. With the future of St. Louis University's surrounding land redevelopment unknown at this time, the likelihood of an investor other than the University acquiring this property could be limited.
- There are two ways to consider the effect of the loss of the Missouri Belting building, one of two remaining buildings on what was once an industrial blockface on urban design: an acceptable loss based on the transformation of the area, or a resource that should be kept as a reminder of earlier development.
- The criteria for proposed subsequent construction, commonly controlled property and accessory structures are not applicable.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial unless it determines that the consideration of neighborhood effect and reuse potential warrants approval.



ENTRANCE ON GRAND



WEST AND SOUTH WALLS



SOUTH WALL, WEST END DAMAGE



NORTH WALL



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: November 24, 2014
ADDRESS: 3330 Lemp Ave.
ITEM: Appeal of Director's Denial to retain roofing
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



3330 LEMP



OWNER/APPLICANT:

Paradigm Homes LLC/Rich Coulter

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the roofing does not comply with the Benton Park District Standards.

THE CURRENT WORK:

The applicant applied for a permit to install composition shingles on a mansard roof. From the photo submitted with the application, it was not clear whether 50% of the original slate remained. A site visit was made but the original slate had already been removed from the mansard. The applicant provided another photo that clearly showed that prior to this work, the majority of the slate was extant. Therefore, in order to comply with the historic district standards, the mansard would have to be sheathed with slate or synthetic slate of the same shape. A site visit from the Cultural Resources Office later showed that rectangular synthetic slate shingles had been installed without an approved permit. The subsequent permit application was then denied as the shingles did not meet the Benton Park historic district standards, and the owner has appealed that denial.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, the Benton Park Historic District:

201.5 Roofing Materials on Mansard Roofs

1. Roofing materials on mansard roofs shall be one of the following:
 1. Materials which can be documented as being original to the building;
 2. Slate shingles;
 3. Synthetic slate shingles of a cementitious composition and reinforced with fiberglass;
 4. Composition shingles which replicate the proportions of slate shingles.
Comment: GAF Slateline or an equivalent fulfills this requirement.
 5. Asphalt or fiberglass composition shingles; standard 3-tab design of 235 lb. per square minimum construction.
Complies. Synthetic shingles are an approved roofing material.
2. Slate or synthetic slate shall be used to replace missing or damaged shingles on mansard roofs where more than 50% of the original slate shingles are in existence.
Comment: Mansard roofs with composition shingles existing at the time of implementation of these Standards may continue to be covered with new composition shingles though slate or synthetic slate are more compatible with the original character of the building.
Complies. As there were over 50% of the original slate remaining on the building at the beginning of the project, the new roofing material should have been slate or synthetic slate.
3. Patterns on Mansard Roofs:
 1. Patterns created by the arrangement of slate of differing colors or configurations shall not be altered by the subtraction or addition of shingles;
 2. Patterns may be painted where no pattern existed originally based on a Model Example.
 3. Reconstructed mansard roofs may be patterned through the use of slate or synthetic slate shingles of differing colors or configurations. Such patterns shall be based on a Model Example.

Does not comply. While the material is acceptable under the standards, the change from the distinctive shaped slate tiles to a simple rectangular shaped shingle is a

significant alteration to the roof configuration. Chisel-point synthetic slate tiles are available that would come close to replicating the original shingle pattern.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Benton Park District standards and the specific criteria for roofing materials on mansard roofs led to these preliminary findings.

- 3330 Lemp is located in the Benton Park Local Historic District.
- Before removal, over 50% of the original slate remained on the mansard roof.
- The applicant replaced shaped slate shingles of a chisel-point configuration with rectangular synthetic slate shingles.
- The shape of the mansard shingles was a character-defining element of the historic building. The change in the shape of the shingles is a significant alteration to the building's design.
- Chisel-point synthetic slate tiles are available and would have been approved by the Cultural Resources Office had the owner waited for an approved permit before replacing the slate shingles.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Benton Park Local Historic District standards.



DETAIL OF ORIGINAL CHISEL-POINT SHAPED SLATES



EXISTING MANSARD WITH RECTANGULAR SYNTHETIC SLATE